

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION MEETING
May 20, 2014**

The regular session of the Auburn City Planning Commission was called to order on May 20, 2014, at 6:00 pm. by Vice Chair Luebkehan in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Luebkehan, Spokely, Vitas, and Willick

COMMISSIONERS ABSENT: Worthington

STAFF PRESENT: Will Wong, Community Development Director
Reg Murray, Senior Planner

I. CALL TO ORDER

II. PLEDGE OF ALLIGENCE

III. APPROVAL OF MINUTES

April 1, 2014

IV. PUBLIC COMMENT

None

V. PUBLIC HEARING

- A. VARIANCE – 270 GREENFIELD AVENUE (EVERETT GARAGE) – FILE # VA 14-02.** The applicant requests approval of a Variance to allow for the placement of a 22' x 22' garage that encroaches up to 1'-6" into the required 20-foot front yard setback of the property located at 270 Greenfield Avenue.

Planner Murray presented the staff report, noting the property history, zoning and setback requirements. He reviewed the proposed garage addition, the need for a variance, and rationale supporting the request.

Vice Chair Luebkehan asked whether there was any permit history associated with the conversion of the original garage into a shop area.

Planner Murray indicated that the Building Department has no permit on file for the conversion.

Commissioner Vitas asked about sight distance for the project driveway and the neighboring driveway.

Planner Murray commented that the proposal does not affect sight distance for either driveway.

Commissioner Spokely asked if the project plans needed to be signed by a professional.

Planner Murray indicated that signed plans will be required for the building permit submittal.

Vice Chair Luebkehan opened the hearing to the public.

Keith Everett, owner/applicant, addressed the Commission and summarized the need for his request.

Vice Chair Luebkehan closed the hearing to the public.

Commissioner Spokely **MOVED** to adopt Resolution No. 14-06 to approve the placement of a 22' x 22' garage that encroaches up to 1'-6" into the required 20-foot front yard setback of the property located at 270 Greenfield Avenue, as presented.

Commissioner Vitas **SECONDED** the motion.

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| AYES: | Luebkehan, Spokely, Vitas, Willick |
| NOES: | None |
| ABSTAIN: | None |
| ABSENT: | Worthington |

The motion was **APPROVED**.

- B. DESIGN REVIEW PERMIT – 12800/12806 EARHART AVENUE (CENTURY PARK II) – FILE # DRP 14-01.** The applicant requests approval of a Design Review Permit to construct two industrial/office buildings in the Auburn Airport Industrial Park. The industrial development (i.e. Century Park II) includes two buildings which are 6,500 square feet and 8,400 square feet respectively, as well as related site improvements such as parking and landscaping.

Planner Murray presented the staff report and summarized the project. He noted the expiration of the prior approval in 2009, changes to the project with the new submittal, project details, and the conditions of approval.

Vice Chair Luebkehan asked about the project's parking requirements.

Planner Murray reviewed the City's parking requirements and commented that the project met and slightly exceeded the City's standards.

Commissioner Spokely asked if there were any changes to the buildings.

Planner Murray indicated that there were no changes to the buildings.

Commissioner Spokely asked whether the Commission deliberated about the front setbacks during the 2009 approval.

Planner Murray did not recall any deliberations.

Commissioner Spokely observed that none of the other buildings along Earhart Avenue had a reduced front setback and that the desire not to rework the existing pad grading was the likely reason for the request to reduce the front setback. He also asked for clarification regarding the refuse enclosure, parking, and circulation associated with Building A.

Planner Murray summarized the issues for Building A, including the proposed refuse enclosure, parking, and circulation.

Commissioner Spokely noted project conditions regarding water quality and water quality treatment.

Vice Chair Luebkehan asked about slopes and the grading plan.

Planner Murray and Commissioner Spokely reviewed the grades and slopes shown on the grading plans.

Commissioner Spokely suggested that the project grading could be adjusted to allow Building A to move back from the street to meet the setback requirement.

Planner Murray noted that the suggested grading changes were feasible if the Commission wanted to implement them.

Vice Chair Luebkehan opened the hearing to the public.

Keith Estes, project lease holder and applicant, addressed the Commission. He commented on his need for the project and addressed Commission questions regarding the proposed front setback.

Vice Chair Luebkehan closed the hearing to the public.

Commissioner Spokely commented that he did not object to the proposed front setback.

Commissioner Willick concurred with Commissioner Spokely's comment.

Commissioner Vitas **MOVED** to adopt Resolution No. 14-05 to approve two industrial/office buildings at 12800/12806 in the Auburn Airport Industrial Park, as presented.

Commissioner Willick **SECONDED** the motion.

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| AYES: | Luebkeman, Spokely, Vitas, Willick |
| NOES: | None |
| ABSTAIN: | None |
| ABSENT: | Worthington |

The motion was **APPROVED**.

VI. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A.** City Council Meetings - Director Wong noted that City Council will consider an update to planning fees on June 9th.
- B.** Future Planning Commission Meeting - Director Wong noted that the Commission is scheduled to meet on June 3rd and June 17th.
- C.** Reports - Vice Chair Luebkeman provided a traffic committee report including loading zone parking for the State Theater, speeds in the Vintage Oaks subdivision, and traffic on Highway 49 from the canyon.

VII. PLANNING COMMISSION REPORTS

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

VIII. FUTURE PLANNING COMMISSION AGENDA ITEMS

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

IX. ADJOURNMENT

The meeting adjourned at 6:36 p.m.

Respectfully submitted,

Reg Murray
Senior Planner